

## REQUEST FOR COUNCIL ACTION

**SUBJECT:** Adopt Ordinance 15-13 for Ratification of Density and Preliminary Development Plan for the Station at Gardner Mill.

**SUMMARY:** **The Station at Gardner Mill Preliminary Development Plan;** approx. 7659 South 1300 West; Ratification of Planning Commission Approval of the Development Plan and associated density of 21.39 units per acre; P-C Zone – Transit Station Overlay District; Colosimo Brothers (applicant) [Larry Gardner DP20140020; parcels 21-26-351-020, 017, 022, 21-35-101-004].

**STAFF RECOMMENDATION:** Based on the requirements listed in the Zoning Ordinance, staff recommends that the City Council ratify the Planning Commission's approval of The Station at Gardner Mill Preliminary Development Plan generally located at 7659 South 1300 West with a residential density of 21.39 units per acre for a total of 272 multi-family residential dwelling units.

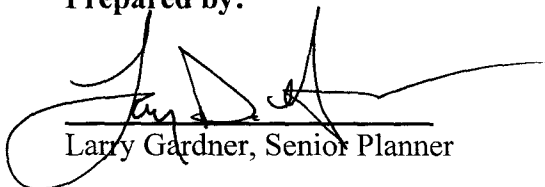
**PLANNING COMMISSION APPROVAL:** On May 5, 2015 the Planning Commission approved 7-0 the Preliminary Development Plan with a residential density of 21.39 units per acre for a total of 272 residential units.

**EFFECT OF NOT APPROVING:** If the proposed ordinance is not approved the applicant could develop the property under the previously approved Ordinance 14-11, approved on November 19, 2014 as described on page 2 of this report.

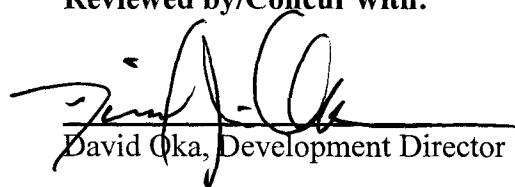
**MOTION RECOMMENDED:** "Based on the information set forth in this staff report, the public hearing, and the design shown in The Station at Gardner Mill Preliminary Development Plan, and upon the evidence and explanations received today, I move that the City Council adopt Ordinance 15-13 and ratify the Planning Commission's approval of The Station at Gardner Mill Preliminary Development Plan for property generally located at 7659 South 1300 West with a residential density of 21.39 units per acre for a total of 272 multi-family residential dwelling units on 12.7-acres of property."

### *Roll Call vote required*

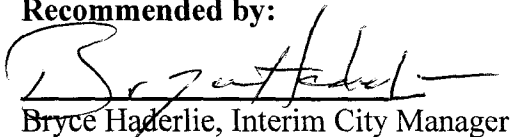
**Prepared by:**

  
Larry Gardner, Senior Planner

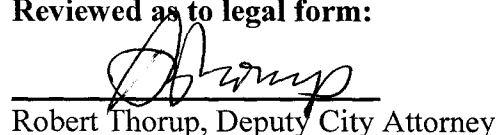
**Reviewed by/Concur with:**

  
David Oka, Development Director

**Recommended by:**

  
Bryce Haderlie, Interim City Manager

**Reviewed as to legal form:**

  
Robert Thorup, Deputy City Attorney

## **I. BACKGROUND:**

The proposed development has been through numerous meetings and open houses that have ultimately resulted in this proposal before the City Council. The project was revised considerably by the applicant. The revisions to the plan included changes, additions and alterations and were adapted to make it more TOD friendly by:

- Creating a more transit-based development
- Providing a more compact development pattern
- Increasing walkability and pedestrian connectivity
- Integrating a mixed-use element and a commercial component
- Enhancing the relationship with Gardner Village and the impacts on how the site should look, function, and feel. The project should enhance the historic fabric in the Gardner Village area and optimize the offsite views and diversity of housing choices
- Creating a mixed-use street at the front entrance off of 7800 South to serve residential and commercial purposes and create a sense of place
- The building layout is bent to follow the lay of the land
- Under unit parking on all of the downhill units, which changes the quality of the housing and gives it a higher ranking in the real estate market and provides a new housing type.
- Moving the parking lots to the rear.
- Working with UTA on a bridge situation to overcome the conflict of 7800 South
- Providing a centralized clubhouse and moving the community center to the center of the project for a sense of community
- Utilizing the slopes as an asset instead of a liability
- Strengthening the internal connections to be more pedestrian oriented with sidewalks and street trees, for a stronger connection to the Trax system and better connections to Jordan River trail system.

On August 19, 2014 the Planning Commission considered Preliminary Site Plan and Preliminary Subdivision for a slightly expanded area of property 11.6-acres. In a 5-2 vote, the Planning Commission forwarded a positive recommendation to the City Council to ratify the Preliminary Development Plan and its subject density of 19.25 dwelling units per acre for a total of 224 multifamily residential dwelling units with the condition that the Site and Development Plan be brought back to the Planning Commission for final approval.

On November 19, 2014 the City Council, in a 5 to 2, vote adopted Ordinance 14-11, ratifying the Planning Commission's approval of a residential density of 19.25 units per acre for a total of 224 multi-family residential dwelling units for the Gardner Station project with the following five conditions of approval:

1. Maximum building height of all structures is fifty-eight (58) feet.
2. Developer installation of a center left-turn lane on 1300 West at the north entrance to the site.
3. Developer installation of right-turn deceleration lane and right turn acceleration lane on 1300 West at the north entrance to the site.

4. Developer installation of a four to six-foot wide sidewalk from 1300 West to Gardner Village along the north access of the site, including a pedestrian bridge over the North Jordan Canal, if necessary.
5. Execution of a development agreement between the City and Gardner Village LC prohibiting multi-family structures on the corner of 7800 South and 1300 West.

The five conditions of approval are reflected in the current site and development plans.

## **II. GENERAL INFORMATION:**

### **Application Request:**

Immediately following the City Council's ratification of the density in November, the applicant proceeded to acquire additional property immediately to the west of the proposed development; this in an effort to expand the ground-level mixed-use component of the project, and add an additional building within the extra acreage of property. With the expanded development area, the applicant submitted a new Site Plan and Subdivision application showing (1) the new expanded subdivision boundary; (2) an additional building on the newly purchased property; (3) a reconfiguration of the building layout and decrease in building height; and (4) a density increase from the approval in 2014. The density increase is because of the redesign of the additional (land) parcel and building. The project also has increased the flex retail/office space square footage from approximately 7,000 square feet to 30,000 square feet.

The applicant is requesting ratification of the Planning Commission's approval of the new Development Plan and the residential density of 21.39 units per acre resulting in 272 residential dwelling units and approximately 30,000 square feet of retail/flex space for *The Station at Gardner Mill*. The proposed design for the site now includes approximately 30,000 square feet of flex retail space on the ground floor of the southern-most buildings 1 and 2. As mentioned previously, the development has been redesigned to emphasize the integration of both residential and retail components of *Gardner Village* and vertical mixed-use within the proposed project itself. Pedestrian integration is accomplished through direct connections to *Gardner Village* and across 7800 South to the UTA Trax station and Jordan River trail system. Additionally the new design provides a vehicular circulation network which creates a mixed-use and pedestrian friendly street from the south end of the project to the north. The revised design also establishes strong internal connections to trails, existing streets, and other uses in the P-C zone and TSOD.

The proposed buildings at *Gardner Station* are being arranged in such a manner that establishes a harmonious relationship with the streets and site topography while also capitalizing on views toward the Wasatch and Oquirrh Mountains. The building massing is articulated and detailed in a "theme-based" manner which takes cues from nearby historically important sites such as *Gardner Village*. Architectural details within the proposed project will provide a contemporary look upon the existing historic nature and patterns within *Gardner Village*. Where previously the architectural ties were lacking in the previous plans – this new proposal attempts to tie elements of *Gardner Village* into the new project, reinforcing and expanding the "sense-of-place" already established by *Gardner Village*. The buildings are supported by a suite of amenities that includes

a centralized clubhouse, pool and spa, fitness room, playground, outdoor dining area and trail connections. The buildings and their amenities are supported by ample access to a variety of parking options that include on-street, structured, and surface parking. This parking is distributed across the site in a manner that reduces the visual impacts while still providing abundant access to parking throughout the site.

Understanding the need to integrate the proposed project with the existing Trax station directly to the South, the applicant has agreed to conceptually work with the City and Redevelopment Agency to construct a “gateway” pedestrian bridge across 7800 South. At this conceptual stage, the bridge is intended to be constructed at the southeast corner of the *Gardner Station* property on the north side of 7800 South. In an effort to keep the walkable grades of the bridge as level (flat) as possible, the bridge will commence in an arcing-southerly direction toward the east side of the Rock Church, along the south side of 7800 South. Keeping the grade of the bridge as flat as possible, the bridge will continue south and tie directly into the existing Gardner Village Trax platform. Though the design of the bridge is yet to be established, Gardner Village LC, Colosimo LLC, and the City have all agreed that construction of the bridge is vital and key to the approval of the proposed *Gardner Station* development. Contingent to the approval of the development, the City intends to collaborate with the developer to create a CDA (Community Development Project Area) to assist in subsidizing the costs of a bridge.

Required as part of the entitlement of the project is the subdivision of approximately 14 acres of land, approximately 12 acres of which will establish a developable lot for *The Station at Gardner Mill* development. As part of a development agreement with the City the remaining 2 acres of land, located at the immediate northeast corner of 1300 West and 7800 South, will stay as remainder parcels until the time that the land is ready for development. A development agreement exists which limits development of the remainder parcel to focus on commercial uses and not on multi-family.

The subject property’s surrounding zoning and existing land uses are as follows:

	<b>Existing Land Use</b>	<b>Zoning</b>
<b>North</b>	South Valley Water Reclamation Facility/ Rural Residential	P-F/ RR-.5D
<b>South</b>	Cemetery / TRAX Station (across 7800 South to the east)	PF/C-G
<b>East</b>	Gardner Village ( <i>Let’s Play Soccer</i> facility)	P-C (TSOD)
<b>West</b>	Rural Residential (single-family homes)	RR-.5D

### III. DEVELOPMENT PLAN FINDINGS:

The final density in the PC zone shall be approved as part of preliminary development plan approval by the city council after receiving a recommendation from the planning commission. There are no specific findings of fact for Development Plans. A Development Plan is simply intended to be the textual and visual complement to a Site Plan serving as a foundation for all development on a specific site. Furthermore a Development Plan is meant to provide more detail as to those aspects of a proposed development which cannot be readily explained by a site plan

or building elevation. The Preliminary Development Plan as submitted adequately provides the information needed to comprehend the overall project.

#### **IV. CONCLUSION:**

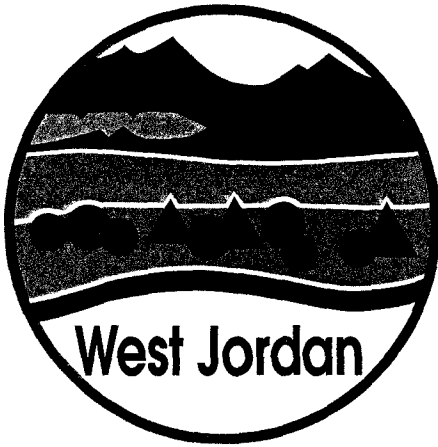
The Station at Gardner Mill Development Plan is a collaborative effort to address many of the concerns as raised by the City Council and the residents of the abutting neighborhoods, where in the end, an improved and upgraded project could be constructed on the site. The City Council's action with this application is to approve or disapprove the final Development Plan and establish the density of the project after receiving a recommendation from the Planning Commission.

#### **V. ATTACHMENTS:**

Exhibit A – Planning Commission minutes May 5, 2015

Exhibit B – Ordinance

Attached: Preliminary Development Plan (includes all Preliminary Site Plan information



**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5000  
Fax (801) 565-8978

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May 8, 2015

Colosimo Brothers  
Attn: Joe Colosimo  
P.O. Box 65781  
Salt Lake City, UT 84165-0781

Dear Mr. Colosimo:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, May 27, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to ratifying the Planning Commission's approval of a Preliminary Development Plan for Gardner Station and establish density of 21.39 units per acre, Joe Colosimo (applicant).

You are invited to attend the Public Hearing, take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

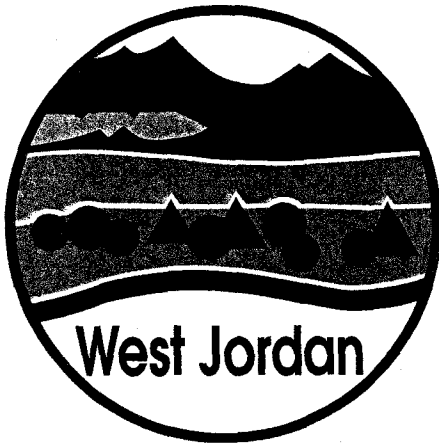
I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5115.

Sincerely,

Jamie Lyn Vincent  
Deputy City Clerk

cc: Planning Department

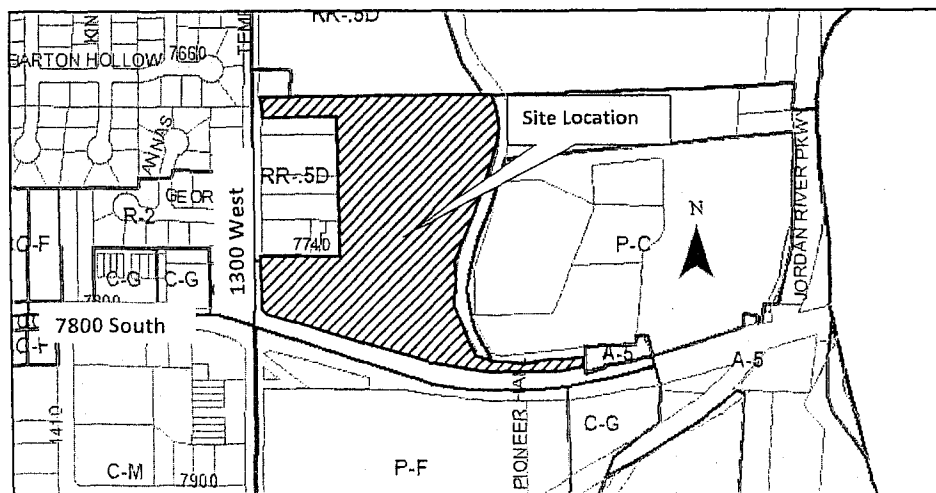


**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5000  
Fax (801) 565-8978

## THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held in the Council Chambers located at West Jordan City Hall, 8000 South Redwood Road, 3<sup>rd</sup> Floor, before the City Council on Wednesday, May 27, 2015, at 6:00 p.m. to receive public comment prior to ratifying the Planning Commission's approval of a Preliminary Development Plan for Gardner Station and establish density of 21.39 units per acre located at 1206 West 7800 South; Colosimo Brothers, LLC (applicant).

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website [ww.wjordan.com](http://ww.wjordan.com) approximately 4 days prior to the meeting.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days

## **PLANNING COMMISSION MINUTES MAY 5, 2015**

**(Attached)**

**Minutes**

**Exhibit A**



**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 5, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Zachary Jacob, Bill Heiner, and Joshua Suchoski.

**STAFF:** Greg Mikolash, Larry Gardner, Nathan Nelson, Robert Thorup, and Julie Davis

**OTHERS:** Joe Colosimo, Ray Whitchurch, Jacob Satterfield

\*\*\*\*\*

The briefing meeting was called to order by Dan Lawes. Jamie Vincent, Deputy City Clerk, administered the Oath of Office to new commissioner Kelvin Green.

Larry Gardner presented the final park plan for Siena Vista subdivision; no action was needed. The agenda was reviewed and clarifying questions were answered.

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The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar**  
**Approve Minutes from April 21, 2015**

**MOTION:** Zach Jacob moved to approve the Consent Calendar. The motion was seconded by David Pack and passed 7-0 in favor.

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**2. Business Item – Siena Vista Park**

Dan Lawes said the park plan was shown in the pre-meeting, and there were no concerns.

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**3. Gardner Station; 1206 West 7800 South; Preliminary Subdivision Plat, Site Plan, Development Plan; P-C (TSOD) Zone; Colosimo Brothers LLC (applicant) [#SPCO20140024; SDMA20140020; DP20140011; parcel 21-26-351-020, 017, 022; 21-35-101-004]**

Joe Colosimo, applicant, 155 West Malvern Avenue, said after a long entitlement process they were approved in November 2014. Throughout the process they received a lot of great input from the neighbors. The approval included conditions that building height can't be taller than 58 feet, a trail on the north side of the project connect to Gardner Village via a vehicular bridge or pedestrian bridge, a left turn pocket from 1300 West into the project to the north and an acceleration and deceleration lane, the city was to remove the TSOD designation on an adjacent property, and a development agreement to include the corner property that will create two lots. The furthest east lot is allowed to have multi-family residential and the furthest west lot limits it.

Ray Whitchurch, IBI Group, explained changes to the plan. The goal to create a great place with a great street and a walkable community remained the same. The development agreement indicates that they will complete the retail street, and the neighbors were supportive with that. Their group decided it

would be better to upgrade the buildings and add elevators, which opened other opportunities in the site plan. The original site plan had penetration between the buildings going to the main street. With elevators they can consolidate the buildings and move them farther from the residential properties. They can remove the penetration to the main street and complete the retail street. They will place rooftop gardens on buildings 6 and 7 that will put more 'eyes on the street' for enhanced security. The advantages of the plan include finishing the mixed-use street, strengthen the internal connections, provide pedestrian orientation, upgrades the apartment type with elevators, and more variety of building types. The density goes from 19.3 to 21.4 units per acre because they added space where they had an over-allotment of open space. He showed the extensive trail system. They are at 272 units and 30,000 square feet of flex space. He showed a drawing of the 'dream bridge' that the city could provide to reinforce the connection to the Trax station at some point. He also showed new building elevations. He pointed out the 30% open space areas in the land around buildings, the long peninsula that goes to the canal, and some of the plazas.

Zach Jacob had concerns with the traffic flow on the main street. There isn't an easy way to get back out onto the street with the angled parking in front of the retail building.

Ray Whitchurch said the traffic would come to 1300 West. Parallel parking would lose some of the character of the street. They looked at the issue carefully to see how to manage it, but the loss wasn't necessarily worth the gain and the circulation would take care of itself.

#### Preliminary Site Plan:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission grant preliminary approval of the Station at Gardner Mill Preliminary Site Plan for the property located at the 7659 South 1300 West in a P-C (TSOD) zoning district with the conditions of approval as follows:

1. The applicant shall address and adhere to all 2009 City Code ordinances, requirements and standards and adhere to all departmental comments, conditions of approvals as identified in this staff report.
2. The applicant shall coordinate with the City and address any safe route to school issues and related improvements prior to Final Site Plan and Final Development Plan approval.
3. The applicant shall coordinate with City Staff in the origination of a CDA for the proposed pedestrian bridge intended to connect the subject development with the UTA Gardner Village Trax station and platform (spanning 7800 South)
4. An approved Preliminary Site Plan shall remain valid for one year following the date of approval. One 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the City.

#### Preliminary Development Plan:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission grant preliminary approval of *The Station at Gardner Mill* Preliminary Development Plan for the property located at the northeast corner of 7659 South 1300 West in a P-C (TSOD) zoning district subject to the conditions of approval for the Preliminary Site Plan and Preliminary Subdivision being met.

Preliminary Subdivision Approval:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission grant preliminary approval of the *Station at Gardner Mill* Preliminary Subdivision for the property located at 7659 South 1300 West in a P-C (TSOD) zoning district with the conditions of approval as provided below:

1. The applicant shall address and adhere to all 2009 City Code ordinances, requirements and standards and adhere to all departmental comments, conditions of approvals as identified in this staff report.
2. An approved Preliminary Subdivision Plat shall remain valid for one year following the date of approval. One 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the City.

Zach Jacob said traffic was a concern in previous meetings. The staff report references a traffic study but no numbers are included.

Nathan Nelson said it was prepared and reviewed by the traffic engineer. The study identified several issues that have been worked on. Some of the key issues were the point of access on 7800 South where deceleration and acceleration lanes were added, the intersection at 1300 West and 7800 South will be a city project they will design in the fall and it will increase turn lanes and install a new traffic signal. The intersection improvements and occupancy of the project should be completed at about the same time. He couldn't say which will come first, but the intersection project goes through the city's capital projects group.

Larry Gardner said the applicant will restripe 1300 West to create a left turn lane so traffic doesn't back up. The safe route to school was reviewed in the study, and the city is evaluating some areas with missing sidewalk.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

David Pack thought the applicant had considered all of the issues and had addressed concerns from the citizens, staff, and planning commission in the plan regarding things such as traffic, safe pedestrian routes, aesthetics, building height, trails, density, etc. He didn't think there were any glaring areas that hadn't been addressed.

Zach Jacob said the five conditions from the city council's last vote are not in the conditions of approval, and he asked if they should be incorporated.

Larry Gardner said this is a new application and those conditions of approval are reflected in the plan they are reviewing today.

**MOTION:** Dan Lawes moved to approve the Preliminary Site Plan for the Station at Gardner Mill; 7659 South 1300 West; Colosimo Brothers LLC (applicant) with the

conditions 1 through 4 as listed in the staff report. The motion was seconded by David Pack.

Zach Jacob said he voted against the project twice previously mainly because the neighborhood came out against it. Tonight there were none, so perhaps the plan had changed enough that they are agreeable to it.

**VOTE:** The motion passed 7-0 in favor.

**MOTION:** Dan Lawes moved to approve the Preliminary Development Plan for the Station at Gardner Mill; 7659 South 1300 West; Colosimo Brothers LLC (applicant) subject to the conditions of approval having been met. The motion was seconded by David Pack and passed 7-0 in favor.

**MOTION:** Dan Lawes moved to approve the Preliminary Subdivision Plat for the Station at Gardner Mill; 7659 South 1300 West; Colosimo Brothers LLC (applicant) with the conditions 1 and 2 as listed in the staff report. The motion was seconded by David Pack and passed 7-0 in favor.

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**4. Windsong Subdivision; 7101 West 8200 South; Preliminary Subdivision Plat (190 lots on 54.98 acres); R-1-8E Zone; Blue Bison Development/Jacob Satterfield (applicant) [#SDMA20150004; parcel 20-34-300-008]**

Jacob Satterfield, applicant, indicated that the current layout meets the requirements of the city. The subdivision has 190 lots with an average lot size of 8800 square feet. Lot width is 80 feet wide to accommodate the parking concerns and will allow for a third car garage or RV pad. Pedestrian access points had been added to allow for access to the trail on Baccus Highway and for school access. The detention area can serve as an open area.

Larry Gardner gave an overview of the project. At some point in the future there will be a trail along 8200 South that will connect to the Bonneville Shoreline trail as it is developed. It will have an 8-foot sidewalk with 27 feet of green space between the sidewalk and the rear yards of homes along 8200 South and there will be a trail to connect to the pedestrian bridge. A dedicated, public asphalt trail will be installed along Baccus Highway similar to the one going north, but it will have 'natural' landscaping. Average density for the project is 3.45 units per acre that meets the intent of the medium density land use designation. The city council required an 'E' sized home for the subdivision. The applicant will provide documentation that an 'E' sized home will fit on each lot, which may require a modified home design. The subdivision meets all of the requirements of the zoning and subdivision ordinance at this time. Some things such as road radiuses will be modified at the time of final, but it will not impact the subdivision as far as lot count, etc.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Plat for Windsong Residential Subdivision located at approximately 7101 West 8200 South subject to the following conditions:

Please find the ordinance attached on the following pages.

# Ordinance

## ***Exhibit B***

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 15-13**

**AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE STATION AT GARDNER MILL PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED DENSITY OF 21.39 UNITS PER ACRE FOR A TOTAL OF 272 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED APPROXIMATELY AT 7659 SOUTH 1300 WEST**

WHEREAS, an application was made by Colosimo Brothers for a Preliminary Development Plan to allow for 272 multi-family residential dwelling units for a density of 21.39 units per acre on property located approximately at 7659 South 1300 West; and,

WHEREAS, on May 5, 2015, the Planning Commission approved the preliminary development plan, and forwarded a positive recommendation to the City Council to ratify their approval of the development plan allowing for 272 multi-family residential dwelling units and density of 21.39 units per acre on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on May 27, 2015; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. The proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. The proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. The proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. The height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. Ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,
6. The architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,
7. Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Gardner Station Preliminary Development Plan be ratified to allow a development containing 272 multi-family residential units on property generally located at 7659 South 1300 West (parcels 21-26-351-020, 017,022; 21-35-101-004) containing 12.7 acres, more or less, and permitting a maximum density of 21.39 units per acre.

The described property shall hereafter be subjected to the Planned Community (P-C) (TSOD) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted Station at Gardner Mill Preliminary Development Plan.

Section 2. Ratification of the development plan is subject to the following conditions of approval:

1. Maximum building height of all structures is fifty-eight (58) feet.
2. Developer installation of a center left-turn lane on 1300 West at the north entrance to the site.
3. Developer installation of right-turn deceleration lane and right-turn acceleration lane on 1300 West at the north entrance to the site.
4. Developer installation of a four to six-foot wide sidewalk from 1300 West to Gardner Village along the north access of the site, including a pedestrian bridge over the North Jordan Canal, if necessary.
5. Execution of a development agreement between the City and Gardner Village LC prohibiting multi-family structures on the corner of 7800 South and 1300 West.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 10<sup>th</sup> day of June 2015.

CITY OF WEST JORDAN

\_\_\_\_\_  
Kim V. Rolfe  
Mayor

Voting by the City Council	"AYE"	"NAY"
Councilmember Haaga	_____	_____
Councilmember Hansen	_____	_____
Councilmember McConnehey	_____	_____
Councilmember Nichols	_____	_____
Councilmember Southworth	_____	_____
Councilmember Rice	_____	_____
Mayor Kim V. Rolfe	_____	_____

**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section of the Salt Lake Tribune, and on the City's website: [www.wjordan.com](http://www.wjordan.com), on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]

# **PRELIMINARY DEVELOPMENT PLAN**

**(Attached)**